

Efraimson (Andrew) Homestead
SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 17, T6N, R6W
Jefferson County
Montana

HABS No. MT-40

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

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Efraimson (Andrew) Homestead 24JF672

Legal Location: SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 17, T6N, R6W, Jefferson County, MT.

Ownership: John and Alice Carlson

Occupant: Vacant

Present Use: None

Date of Erection: Not known

Architect: Not known

Physical Description: The Efraimson Homestead consists of a cabin, a one-room shed, a two-room shed, an outhouse, and picket fences located in a gulch in the Boulder Mountains. A barn or other large structure also once stood here,¹ but all traces of it are now gone. Metal debris, a toy wagon, and other historically insignificant items are scattered over the property.

The log cabin has been protected by the addition of a corrugated metal roof and is in fair condition. It is now used as a hunting cabin and contains furniture, household utensils, personal effects, and other items associated with ranch life. The rear portion of the structure is dilapidated; broken windows and doors standing open reveal trash of apparent recent vintage piled high in the interior. Some of the roof of the rear half of the cabin is sod, and pieces of it have collapsed.

The one-room shed, two-room shed, outhouse, and picket fences are in a deteriorated condition and eventually will fall into ruins.

Historical Data: The original owner of this property was Andrew Efraimson, who acquired 157.34 acres by Homestead Patent on 20 March 1922.²

Efraimson's claim had irregular boundaries and extended into Secs. 17, 18, 19, and 20.³ The farmstead buildings were erected in Sec. 17 in Torpy Gulch

in 1922 or possibly earlier when he began proving up his claims.

Efraimson managed to hold onto his property through the drought years of the 1920s and the Great Depression of the 1930s. On 22 April 1939, however, he sold out to local rancher Charles W. Carlson.⁴ The warranty deed noted the Efraimson was a single man and that he sold the entire 157.34 acres at the time. The Carlsons are still prominent land holders in the local area.

U.S. Bureau of Land Management records indicate that no mining claims have been filed in the Efraimson farmstead locality.⁵

National Register Evaluation: Historical research has revealed that no historically significant persons or events have ever been associated with the Efraimson homestead nor do the buildings on this property exhibit significant architectural characteristics or embody high artistic values.

The structures have lost some of their original integrity; the interior of the cabin is deteriorated and has been altered, and the sheds are extremely dilapidated. Although homestead remains of such marginal quality have not generally been viewed as significant throughout much of the Pacific Northwest, similar features have been regarded as being of National Register caliber in Montana (e.g., the Sweet homestead).⁶

When viewed in the light of the state's established policy for evaluation,⁷ the Efraimson homestead can be seen to possess attributes useful in interpreting the region's past. Where written records are lacking, the structural remains, with their integrity of location intact, provide documentation of an economic pursuit and lifestyle of apparent short duration representative of a "boom and bust" economy prevalent in Montana. Evaluated in this perspective, the homestead has the potential for yielding further information in the area's past, and therefore appears eligible for inclusion in the National Register of Historic Places on the basis of Criterion D.

Endnotes:

1. U.S. Geological Survey, Basin, Montana, quadrangle, 1954
2. Land ownership Records, T6N, R6W, Surety Title Company, Helena; and Patent Record, Book F, Jefferson County Clerk, Boulder, pp. 482-483.
3. General Land Office survey maps, T6N, R6W, 1933. Microfilm copy available in the Montana Historical Society Library, Helena.
4. Deed Record, Book 61, Jefferson County Clerk, Boulder, pp. 585-586.
5. Mining Claims Files, U.S. Bureau of Land Management, Butte.
6. Marcella Sherfy, Montana State Historic Preservation Office, to Jerry Rogers, Acting Keeper, National Register of Historic Places, 28 May 1981.
7. Sherfy 1981.

Project Information

Project: Townsend - Garrison 500kV Transmission Line

Agency: DOE, Bonneville Power Administration

Anticipated Effect: Alteration to the setting of the site.

Documentation: Prepared by Craig Holstine,
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1981-1982

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